

>OP

DESCRIPTION OF THE WARREN B. MCGINNIS LANDS, KINGSTOWN,
SECOND DISTRICT, QUEEN ANNES COUNTY, MD.

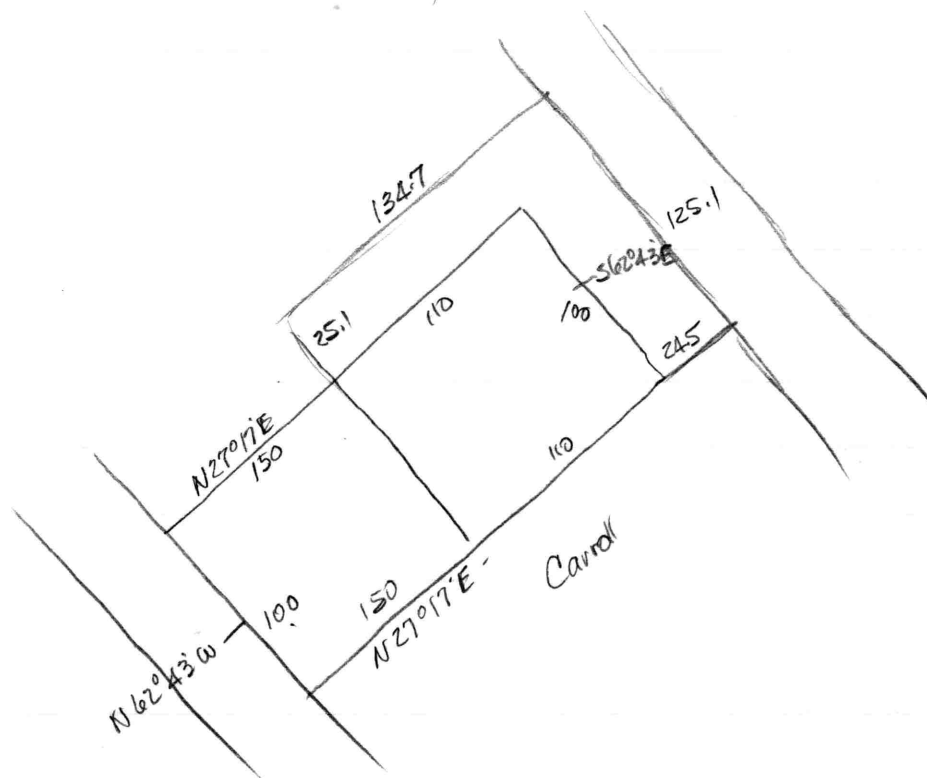
Beginning for the same at a point on the southwest side of a 50' road, said point being the northeast end of the division line between Lots 18 and 18A as shown on a plat entitled "Flat 1, Reba Anthony Estate"; and running, thence, by and with said division line to and by and with the lands of Alan Carroll S 35 31 40 W - 136.19' to a buried iron pipe and the lands of William F. McGinnis; thence, by and with said William McGinnis lands N 53 48 50 W - 125.05' to the lands of Anne Carroll; thence, by and with said Carroll lands N 35 30 E - 134.70' to the southwest side of the aforementioned 50' road; thence, by and with said road S 54 30 E - 125.10' to the place of beginning. Containing in all 0.389 acres of land, more or less.

February 6, 1992.

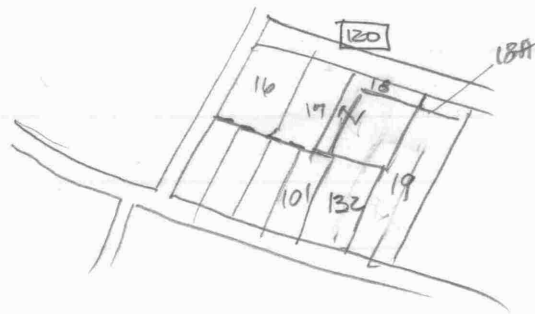
William R. Nuttle..

McGinnis, Wm. F.

CWC 58/183



MAP



120-18 - Warren B. Mc Ginnes

-17 Carroll, Anne -

-18A Anthony, Louis B.

19 Carroll, Alan. MWM 192/43

132 Mc Ginnes, Wm. F. CWC 58/183

101 Sterling, Elijah W. MWM 203/696

Carroll. 192/43

Parcel 1

Begin N side N side road

w/ Anthony N 27° 17' E - 152' to I.P.

S 62° 43' E - 100' " "

S 27° 17' W - 150' to N side rd.

w/s N 62° 43' W - 100 to begin

Parcel 2

Begin I.P. at SE cor. Robt. J. Carroll

w/ rd. S 62° 43' E - 6.5' to I.P.

N 35° 49' E - 260 to I.P.

N 61° 31' W - 145 to I.P.

S 27° 17' W - 110 to I.P. at NW cor. Carroll lot

w/s S 62° 43' E - 100' to I.P.

w/ E line Carroll S 27° 17' E - 150' to begin

THIS DEED, made this 5th day of June, 1974, by and between George E. Kellas, Jr., and Sandra S. Kellas, his wife, of Queen Anne's County, Maryland, parties of the first part, and Warren B. McGinnis and Virginia H. McGinnis, his wife, of Queen Anne's County, Maryland, parties of the second part.

WITNESSETH, that for and in consideration of the sum of Five (\$5.00) Dollars and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said George E. Kellas, Jr. and Sandra S. Kellas, his wife, do grant and convey unto Warren B. McGinnis and Virginia H. McGinnis, his wife, as tenants by the entirety, their assigns, to the survivor of them, his or her heirs ^{and assigns} in fee simple, subject to restrictions and easements of record, the following described property, to wit:

ALL that lot or tract of land, situate, lying and being in the Second Election District of Queen Anne's County, Maryland, and described as follows:

BEGINNING at a point where the division line between Lot No. 17 and Lot No. 18 intersect with the southerly right of way or road leading from Anthony Drive to the Anthony Florist lands, (see Plat "1" of the Reba L. Anthony Estate, recorded in Plat Book No. 1, folio 48), running thence with said division line S 45° 30' W. 134.7 feet to a point; thence S 54° 30' E. 125.43 feet to an iron pipe; thence N 35° 38' E. 134.5 feet to the southerly side of the aforesaid right of way or road; thence with said right of way or road N 54° 30' W. 125.1 feet to the point of beginning.

Being a part of the lands conveyed by deed dated June 2, 1965 by James E. Clark and M. Eugenia Clark, his wife, to the grantors herein, and recorded in Liber C.W.C. No. 15, folio 274; the intent of this deed being to convey the second and third lots referred to in said deed, subject to restrictions and easements of record.

TOGETHER with the buildings and improvements thereupon erected, made or being, and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging or in anywise appertaining.

TO HAVE AND TO HOLD the lot or parcel of land and premises above described and mentioned, and hereby intended to be conveyed,

1 S 45° 30' W 134.7

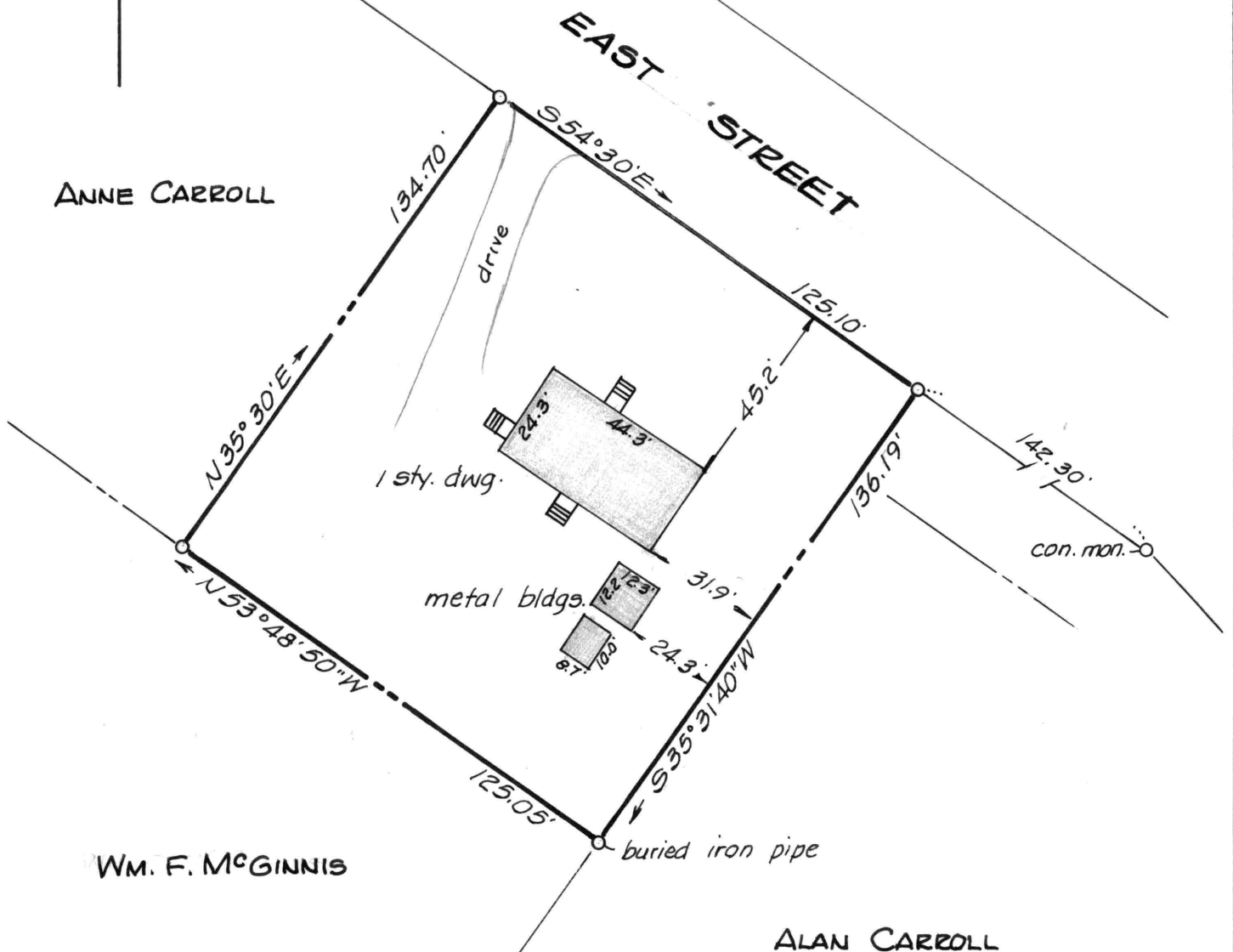
2 S 54° 30' E 125.43 to IP

3 N 35° 38' E 134.5 31 341

4 N 54° 30' W 125.1

Note: This property is shown on the recorded plat entitled "Plat 1, Reba Anthony Estate" as the Jas. E Clark lot plus Lot 18. There are numerous errors on the plat, and the bearings & distances shown represent an attempt to resolve the discrepancies.

Note: FIRM Map. 240054 0006B shows this lot in Zone B.



This is to certify that the improvements indicated hereon are located as shown.

William R. Nuttle
Feb. 4, 1992.



IMPROVEMENTS LOCATION
WARREN B. MCGINNIS LANDS
KINGSTOWN, QUEEN ANNES CO., MD.

Scale 1"=40'

Feb. 1992.

William R. Nuttle, Reg. Surveyor
Chestertown, Md.

Address: Rte. 1, Box 737
Chestertown, Md.